

These minutes are not official until approved by the City of Evansville Plan Commission.

**City of Evansville Plan Commission
Special Meeting
November 17, 2018, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. **Call to Order** at 10:01 pm.

2. **Roll Call:**

Members	Present/Absent	Others Present
Mayor Bill Hurtley	P	Nancy Nelson, 16907 W Emery Road
Aldersperson Rick Cole	A	Connie Arndt, 10235 W Cty Hwy M
Aldersperson Erika Stuart	P	Other members of the public
Bill Hammann	P	
John Gishnock	P	
(Vacant)	-	
Susan Becker	P	

3. **Motion to approve the agenda by Hammann, seconded by Stuart. Approved unanimously.**

4. **Motion to waive the reading of the minutes from the November 5, 2018 regular meeting and approve them as printed by Stuart, seconded by Becker. Approved unanimously.**

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

6. **Citizen appearances other than agenda items listed.** None.

7. **New Business**

A. Public Hearing and Review of Conditional Use Application CUP-2018-10 to allow Commercial Indoor Lodging on Parcel 6-27-109 located at 8 S Madison Street.

i. Initial staff and applicant comments. Sergeant summarized the staff report noting the use being a good fit to add to the vibrancy of downtown. The current zoning permits retail by right and would result in lots of traffic in and out of the building. The proposed hotel use would see more limited parking requirements. Sergeant noted parking requirements should be waived and that a small portion of the adjacent ally is owned by private land owners.

ii. Public Hearing. Hurtley opened the public hearing at 10:13am, and closed it at 10:24am. Arndt asked about the parking and how renters would know not to use adjacent private parking lots. Nelson agreed communicating to renters about what parking could be used is a good idea.

iii. Plan Commissioner Questions and comments. Becker asked about emergency exits from the building. Sergeant said Building Inspector has preliminarily looked at that and will review final plans for code compliance. Sergeant also shared 4 business

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owners had shared their support for the proposal. Commission discussed parking demand and schedules with neighboring businesses and signage requirements. Sergeant shared wall signs should be 10% of wall area and would require HPC approval.

iv. Motion with Conditions

B. Review of Conditional Use Permit Application CUP-2018-09 to allow a Business District Mixed Commercial/Residential use per Section 130-141 on Parcel 6-27-958.091A1 located on Brown School Road

i. Initial staff and applicant comments.

ii. Public Hearing.

iii. Plan Commissioner Questions and Comments. Commission discussed the proposal. Sergeant explained elevations are still needed and identified the basement as being primarily storage. Additional discussion on the need for more retail or residential in the area.

iv. Approve issuance of a Conditional Use Permit for Commercial Indoor Lodging to operate a two to four room hotel 130-411 on parcel of land 6-27-109 (Tax ID 222001108) located at 8 S Madison Street, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:

- 1. Conditional Use Permit is recorded with the Rock County Register of Deeds**
- 2. Parking requirements waived per section 130-411**
- 3. The business operator shall comply with all provisions in the city's zoning code and conditional use regulations, as may be amended, per section 130-408.**

4. The business operator shall obtain and maintain all city, state, and county permits and licenses as may be required now and in the future.

5. Any substantial changes to the business model or change in type of business, shall require a review of the existing conditional use permit and may require the application, fee, review and issuance of a new conditional use permit.

6. The use shall not cause a public or private nuisance as defined by State law. Motion by Hammann, second by Stuart, approved unanimously.

8. Next Meeting Date December 3, 2018 at 6:00pm

9. Motion to Adjourn by Hammann, seconded by Stuart, passed unanimously.